

IX. ADMINISTRATION AND ENFORCEMENT

IX.1 The ordinance shall be administered and enforced by a duly sworn administrative officer appointed by the City Manager, who shall be known as the Zoning Officer.

IX.2 BUILDING PERMITS

IX.2.a It shall be unlawful to commence or to proceed with the erection, construction, reconstruction, alteration, enlargement, extension, or moving of any building, structure or any portion thereof, without first having applied in writing to the Planning Department and the Regional Building Department for a permit to do so and until a permit has been granted therefor. Unless construction is begun within a period of six (6) months from the date of approval, such approval shall expire unless good cause can be shown to the Planning Director that the building permit should not expire. In the event that good cause is shown, the Planning Director may extend the permit for up to one, three (3) month period. This expiration period shall not apply if same is otherwise specified by a development agreement approved by the City Council.

IX.3 GRADING PERMITS

Grading permits are required as described in Appendix III of this ordinance.

IX.4 ENFORCEMENT

The Zoning Officer shall be charged with the responsibility of enforcing the provisions of this ordinance. He shall make a periodic inspection, review complaints, and perform such other tasks necessary to insure compliance with the provisions of this ordinance. In the event there is a violation of this ordinance, the Zoning Officer shall issue a written order in person or by registered mail to the violator or the property owner indicating the nature of the violation.

IX.5 PENALTIES

IX.5.a FINES AND IMPRISONMENT

It shall be unlawful to erect, construct, reconstruct, alter, maintain, or use any building or structure or to use any land in violation of this ordinance or any amendment thereto.

Any person, firm or corporation violating any provision of this ordinance shall be guilty of a misdemeanor, and, upon conviction thereof, shall be fined not more than \$100.00 or imprisoned for not more than ten (10) days, or both.

IX.5.b CONTINUING OFFENSES

Each day during which illegal erection, construction, reconstruction, alteration, maintenance, or use continues shall be deemed a separate offense.

IX.5.c TERMINATION OF USE

In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, maintained or used in violation of any provision of this ordinance, the City of Manitou Springs or any owner of real estate within Manitou Springs, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate, or remove such offensive erection, construction, reconstruction, alteration, maintenance, or use.